

PLANNING DIRECTOR HEARING

December 8, 2021 Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:03 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No items.

3. CONSENT CALENDAR

a. PDA74-043-02. Planned Development Permit Amendment to allow the installation of a new water supply line and a new 600-square foot fire pump house, including fire pump generators on an approximately 200-gross acre site located on the north side of Bailey Avenue, approximately 3,000 feet westerly of Santa Teresa Boulevard (555 Bailey Avenue) (International Business Machines Corp, Owner). Council District: 2. CEQA: Initial Study/Mitigation Negative Declaration (IS/MND) for the 555 Bailey Avenue Water Line and Pump House Project. PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Initial Study/Mitigation Negative Declaration (IS/MND) for the 555 Bailey Avenue Water Line and Pump House Project in accordance with CEQA. **Approve** a Planned Development Permit Amendment.

ACTION: APPROVED

Access the video, agenda, and related reports for this meeting by visiting the City's website at: https://www.sanjoseca.gov/planningmeetings

Page 1 of 3 Last Revised: 12/9/2021 b. PD21-008. Planned Development Permit to effectuate the entire 28.99-acre area of the Planned Development Zoning, File No. PDC20-002, and to allow the construction of a four-story, 149,977-square foot medical office building and a separate five-level parking garage on a 5.04-acre site located on the northwest corner of East Capitol Expressway and Evergreen Place (North Evergreen Loop) (Evergreen Circle LLC/Fletcher Michael, Owner). Council District:8. CEQA: Addendum to the 2020 Evergreen Circle Rezoning Project Mitigated Negative Declaration (Resolution No. 80207).

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Addendum to the 2020 Evergreen Circle Rezoning Project Mitigated Negative Declaration (Resolution No. 80207) in accordance with CEQA. **Approve** a Planned Development Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

c. <u>H21-039.</u> Site Development Permit to allow the installation of a 6-foot-high perimeter fence and motorized vehicular gate at an existing church on an approximately 0.71-gross acre site located at 566 North 5th Street (Wesley United Methodist Church of San Jose, Owner). Council District: 3. **CEQA:** Exempt Pursuant to CEQA Guidelines Section 15303(a) New Construction or Conversion of Small Structures.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Site Development Permit.

ACTION: APPROVED,

d. <u>SP21-001.</u> Special Use Permit to allow the remodeling of a Private Club/Community Gathering Facility (Elks Lodge) to include the addition of 517 square feet, covered entries on the left and right sides, exterior façade upgrades, site and landscaping improvements and the removal of 24 ordinance sized trees and 5 non-ordinance sized trees on an approximately 5.37-gross acre site located on the South on West Alma Ave approximately 740 feet easterly of Belmont Way (444 West Alma Aveune) (San Jose Elks Building Co, Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Special Use Permit.

ACTION: APPROVED,

e. <u>H21-049 (formerly SP18-058).</u> Site Development Permit to allow the reconfiguration of an existing vacant building to warehouse and incidental office use, the addition of an outdoor materials storage pad and propane tank, and trash enclosure, for a new corporation yard located on the north side of State Street, approximately 290 feet easterly of Essex Street (1436 State Street) (Ybarra Steven L, Owner). Council District: 4. **CEQA:** Mitigated Negative Declaration for the 1436 State Street Project. *Dropped and re-noticed from 12/1/21.* **PROJECT MANAGER, LAURA MEINERS**

Staff Recommendation: Consider the Mitigated Negative Declaration for the 1436 State Street Project in accordance with CEQA. **Approve** a Site Development Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. Public Hearing

No items.

5. ADJOURNMENT

Meeting adjourned at 9:55 a.m.